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ARCHITECTURAL STANDARDS FOR BARRINGTON TOWN CENTER

TOWN OF BARRINGTON, NEW HAMPSHIRE

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PURPOSE, HISTORICAL CONTEXT AND AUTHORITY

PURPOSE

The Village District and Town Center District of the Town of Barrington will experience significant growth along the Route 125 and Route 9 corridors in the next decade. It is the role and commitment of the Barrington Planning Board to ensure that future development is well-planned, aesthetically pleasing and consistent with the vision of the community and in the residents' best long-term interest. Large scale developments and prototypical design can be detrimental to aspirations and sense of place when they do not contribute to or integrate with the intent of the Town Center. These standards and guidelines are a response to the need for design that fits the identity and character of the Town of Barrington.

HISTORICAL CONTEXT

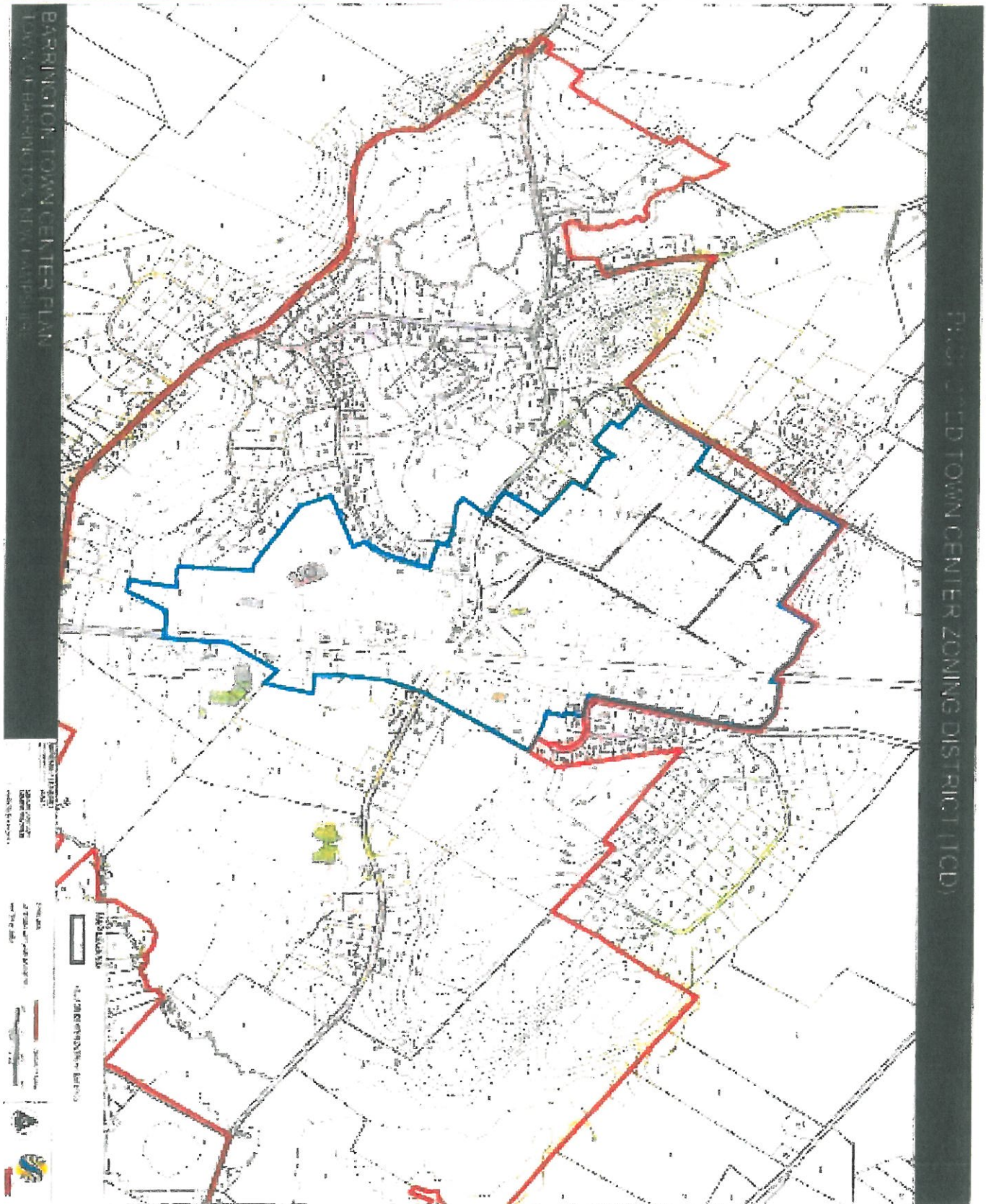
The idea of creating a new Town Center was born from the updated Barrington Master Plan in 2003. Through a series of visioning sessions and a design charette in 2003 and 2004, the Barrington Planning Board and the townspeople worked together on the notion of creating a Town Center. On February 22, 2006, another Visioning and Scenario Building Workshop was held in the Town of Barrington and on July 27, 2006, the Planning Board hosted a public workshop on the conceptual Town Center Plan. In July 2007, the Barrington Planning Board accepted and adopted the Town Center Plan.

AUTHORITY

All proposals and developments involving new construction, whether the development be phased or totally built out in one construction cycle, will be reviewed for compliance with the Barrington Architectural Standards. The applicant shall initially meet with the Barrington Town Planner and/or the Planning Board for an initial discussion on the importance of these standards for the vision of the Town Center. The Barrington Planning Board reserves the right to retain a New Hampshire registered architect, at the applicant's expense, to review the application and provide a written report to the Planning Board and the applicant, regarding whether or not the application complies with these design standards.

This document acts in conjunction with the Town of Barrington Site Plan Review Regulations, the Zoning Ordinance, the Phase Two Route 125 Corridor Study, the current Master Plan (March 11, 2004) and the Town Center Plan (July 2007). In the event of a conflict or discrepancy between any ordinance, regulation, plan or study, the most restrictive standard(s) shall apply.

TOWN CENTER MAP



DEFINITIONS

Definitions are given for some words which are not included in the text of these regulations for the purpose of enhancing discussions about architectural design among applicants, agents, staff, and the Barrington Planning Board.

Arcade: A series of arches supported by columns, sometimes forming a covered walkway.

Arch: A curved form spanning an opening; it may take various rounded forms including a pointed shape.

Axis: A line established by two points in space and about which forms and spaces can be arranged.

Axonometric drawing: A drawing showing a building in three dimensions.

Awning: A single sash window that opens outward from the top.

Baluster: An upright, often vase-shaped, support for a rail.

Balustrade: A series of balusters with a rail.

Bargeboard: A board, typically decorated, on the sloping edge of an overhanging gable roof.

Bay: Vertical division of a building face as delineated by some regular recurring feature such as windows or columns.

Bay window: A window element projecting from a building façade.

Bond: The pattern formed by bricks in a wall using one or more sides or positions (oblong or upright) of the brick.

Box: Generally refers either to “big box” or “small box”; a very simple building with minimal adornment or complexity in its form, usually a rectangular footprint with a flat roof, and few if any windows.

Bracket: A structural (or visually structural) element projecting from a wall which supports a roof overhang or other overhang, generally in the form of an “L” or a right triangle.

Cantilever: A horizontal element project from a wall without external support.

Capital: The top portion of a column or pilaster crowing the shaft.

Casement: A single sash window that opens outward from the side.

Clapboard: Narrow, horizontal, overlapping wooded boards that form the outer skin of an exterior building wall.

Colonial: The style of architecture in the American colonies in the 17th and 18th centuries (prior to the American Revolution), derived mainly from English traditions.

Colonnade: A row of columns supporting a roof, arches, or an entablature.

Column: A freestanding upright support element usually round in cross section. In classical architecture consists of a base, shaft, and capital.

Corner board: A decorative vertical board placed at the corner of a wood frame building.

Cornice: Projecting top portion of an entablature or any linear element placed along the top of a building's facade or atop a section of the facade to divide the facade into sections.

Course: A horizontal decorative band extending across a facade. Stringcourse refers to a narrow course while beltcourse refers to a wide course.

Cupola: Small enclosed or partially enclosed structure crowning a roof or tower.

Cross gable: A gable form attached to and placed perpendicular to a larger gable roof.

Dentils: Small, rectangular blocks arranged in a tooth-like series under an overhang.

Dormer: Window rising vertically atop a roof.

Double hung window: A window with two vertical sliding sash, each closing half of the window opening.

Eave: The horizontal or downward projecting overhang at the lower edge of a roof.

Elevation: A head-on drawing of a building facade, without any allowance for perspective, in fixed proportion to the measurement on the actual building; one exterior face or side of a building (comparable to a facade).

Engaged column: A column which is attached to a wall (rounded in cross section).

Entablature: The horizontal top part of an order of classical architecture. It is supported by columns and consists of three levels – architrave, frieze, and cornice.

Facade: The front or principal exterior face of a building; may refer to other prominent exterior faces as well.

False front: A facade that extends well above the rest of the building, to give the impression that a building is larger than its actual size.

Fascia: A flat vertical board that forms the face along the edge of a flat roof or along the horizontal (or eave) side of a pitched roof.

Fenestration: Arrangement of windows on a facade including number, size, proportion, spacing, and composition.

Finial: Small vertical ornament at the top of a roof.

Frieze: A decorative, horizontal band set just below the cornice.

Frontispiece: An ornamental portal around the entrance.

Gable: A simple pitched roof form with two opposite sloping sides; the triangular part of a wall formed by a gable roof.

Gambrel: A roof form with a double sloped profile – steep lower plane and a less steep upper plane (differs from a mansard in that a gambrel is two sided while a mansard is four sided; also angle of the two planes on a mansard is closer to 90 degrees).

Hierarchy: The articulation of the importance of a form by its size, shape, or placement relative to the other related forms.

Hipped roof: A roof which slopes upward from all four sides of a building (it may have a ridge or end in a point).

Lintel: A horizontal structural member that bridges an opening.

Lozenge: A diamond shaped ornament applied to a wall.

Lunette: A semicircular or half-moon window or other element on a facade.

Mansard: A steep, story high roof with two planes on all four sides, the first plane almost vertical and the second plane above, nearly flat; named for Francois Mansart, 17th century French architect.

Masonry: Heavy materials including stone, brick, concrete, concrete block, and stucco.

Massing: The shapes, sizes, and arrangement of the three dimensional forms that compose a building.

Medallion: An ornamental plaque applied to a wall.

Molding: Architectural detailing applied around a window or door or to the surface of a wall.

Mullion: Vertical element separating windows or doors set in a series.

Muntin: Dividers between panes of glass within an individual window.

Neoclassical: A formal style of design evoking ancient Greek or Roman architectural forms.

Oriel window: A bay window projecting from a building's upper floor.

Panel: A decorate recessed rectangular portion of a wall.

Parapet: A low wall or railing extending above and in front of a roof.

Pediment: Triangular front end of a roof, comparable to a gable except a pediment always has an articulated horizontal side.

Pergola: The unenclosed structure with an open wood framed roof

Piazza: An open space oriented to pedestrians, usually rectangular in shape, defined by a building or buildings on two or more sides.

Pier: A freestanding upright support element, usually rectangular in cross section, and wider and more squat than a column.

Pilaster: A column or pier affixed to a wall surface (rectangular in cross section).

Portico: A covered space usually supported by columns surrounding an entrance and forming the centerpiece of a facade.

Proportion: The relation of one dimension to another, such as the height of a window compared to its width. Proportion affects visual order through coordination of such elements as height, width, depth, and spacing.

Quoins: Corner stones, or other material made to resemble stones, at a corner or edge of a building.

Rhythm: The use of recurring patterns to organize a series of like forms or spaces.

Ridge: The linear intersection of two sloping roof planes.

Sash: A single window section within its frame that opens in some manner.

Scale: The perception of the size of a building or building element relative to the human body or other buildings or objects in the vicinity.

Sense of enclosure: An outdoor area where the height and continuity of adjacent or surrounding buildings or other structures loosely establishes the feeling of a three dimensional space.

Shed roof: A roof composed simply of one sloping plane.

Sill: The horizontal bottom element of a window or door frame.

Soffit: The underside of any building part, such as under an eave, arch, or lintel.

Symmetry: The balanced distribution of equivalent forms and spaces about a common line (axis) or point.

Skin: The outer clothing or membrane of a building – clapboard, brick, steel, etc.

Surround: An ornamental device used to frame all or part of a window or door.

Texture: The quality of finish on a wall or roof surface being smooth, rough, bumpy, etc.

Tower: A distinctly vertical structure which may be freestanding or attached to another structure.

Traditional: Sensitive to, evocative of, or harmonious with any particular style of architecture established prior to 1950 or to the prevailing patterns, forms, or styles of architecture dating from the original settlement of the United States up to 1950.

Turret: A small, slender tower usually at the corner of a building.

Victorian: Term used to cover all of the various styles of architecture during the reign of Queen Victoria – 1837 to 1901, including Second Empire, Italianate, Gothic Revival, Colonial Revival, Queen Anne, Renaissance Revival and others. (Georgian, Federal, and Greek Revival styles predate the Victorian era.)

SITE PLANNING AND LANDSCAPE ARCHITECTURE

- 1.1 The primary building entry should always be placed at the front of the building (facing the front lot line) and be clearly identifiable from the street. **(1-A)** In this example, an entry vestibule is created which faces the front, side and rear parking area simultaneously.
- 1.2 Parking should be placed at the side or rear of the lot and screened from view whenever possible. Break the parking areas up into groups of no more than 30 spaces per area (50 for large development projects) separated by landscaping areas. **(1-B)**
- 1.3 Place as much of the building width at the front of the lot as possible to maximize front facade exposure to the public. **(1-C)** The front facade should be strategically sited and not always kept parallel to the street. Cantering the building(s) adds visual appeal, particularly in the grouping of smaller scale structures.
- 1.4 To reinforce the "street-edge," align with neighboring buildings which are also close to the front setback line. Landscaping can also be used to reinforce this line by paying close attention to the correct species and their scale during the site planning process. Consultation with the Town Planner is highly recommended. **(1-D)**
- 1.5 Whenever possible, link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. **(1-E)** This provides a secondary means of access to the site and can ease congestion on primary corridors such as Route 125 and Route 9.
- 1.6 Provide sidewalks for the full width of the property with a direct link to the primary building entries, as well as other walkways set forth in the Town Center Plan **(1-F)**
- 1.7 Loading docks, service areas and trash facilities should be located at the rear of the building and not visible from the street or residential neighborhoods. Fences, walls or landscape berms can be used to shield them from view. **(1-G)**
- 1.8 Incorporate any existing, older trees into new site plan development whenever possible. Such trees must be flagged on-site and reflected on the site plan as trees to be saved during the development process. **(1-H)**
- 1.9 Minimize the number of curb-cuts by having a single driveway in and out of the property from Route 125 whenever possible and based on traffic warrants and current signalization in the area. Secondary access points from loop roads are highly encouraged in the site planning of larger developments. **(1-I)**
- 1.10 Landscaped islands and other green space should be consolidated into useful areas and not just narrow strips of grass or low-profile plantings. Trees within islands need adequate protection and must be appropriate species. All deciduous trees shall be a minimum of 3 1/2 inch caliper. See Appendix "A" for recommended species.
- 1.11 Corner lots should try to place as much building mass near the intersection as possible to help anchor the lot and take advantage of the high visibility. **(2-A)**

- 1.12** Gas station canopies should be designed as an integral part of the station architecture whenever possible. **(2-B)**
- 1.13** No signage shall be allowed on any canopies and no LED signage shall be permitted at any location within the Town Center District.
- 1.14** Alternative gas station layouts include placing the pumps near the side or rear of the lot while having the convenience store out in front near the street. **(2-C)** This helps to highlight the building, shield the utilitarian pump canopy and pulls the curb-cuts away from the intersection, creating easier access.
- 1.15** When it is not feasible to place the building entry directly on the front facade, attempts should be made to ensure that it is still readily visible and faces the main road or internal street. **(2-D)**
- 1.16** Older shopping stores set back far from the street can benefit from developing the land at the front of their lot. This helps to define the street character and allows for more “one-stop” shopping and shared parking opportunities. **(2-E)**
- 1.17** Provide appropriate trees and other landscape screening to shield large parking areas from adjacent lots. **(2-F)** All deciduous trees shall be a minimum of 3 ½ inch caliper and all coniferous trees shall be no less than 8 feet tall. Screening from existing neighborhoods shall be evaluated on a case by case basis and a written report on landscape solutions shall be submitted to the Planning Board after meeting with residents of the impacted neighborhood. All landscaping in the development shall be performance bonded for a minimum of two full growing seasons.
- 1.18** Large parking lots are encouraged to provide landscaped islands and walkways which help to break up the visual expanse of blacktop and encourage a walkable plan for the Town Center. **(2-G)**
- 1.19** Some developments may benefit from having a shared access to a common dumpster location which both neighboring properties can use. **(2-H)**

All public access ways on the site should comply with the *Americans With Disabilities Act*. Visit their web page www.usdoj.gov/crt/ada/adahom1.htm for more information.

SCALE AND MASSING

- 2.1 Place part of the building mass on individual pads close to the road to help define the street edge. In this example, the two-story mass is placed at the front of the lot, and likely contains the most public functions, including reception, offices, showroom, retail space, etc. **(A)**
- 2.2 Less public areas such as warehouses, storage and manufacturing spaces can be shielded from view in the rear. This often allows for warehouse/utilitarian style construction to be hidden behind the smaller scale public spaces that are in front. **(B)**
- 2.3 The building mass near the front of the site should be articulated with design features which give it a more pedestrian scale appearance. Natural, smaller scale materials should be used near the front of the site and pedestrian areas whenever possible. **(C)**
- 2.4 Large scale features such as long, uninterrupted picture windows are not encouraged near the front of the site. They should instead be separated into smaller groups to help reduce their scale, and give them a more vertical orientation. **(D)** The scale of these large windows can be further divided with the use of mullions.
- 2.5 Larger scale design features such as garage doors or long horizontal windows should be reserved for the rear of the facility whenever possible and out of sight from the street. **(E)**
- 2.6 Different massing at the entry to the building helps to further define a reduced scale appearance and improves visibility from many directions. **(F)**
- 2.7 In this example, the utility area in the rear is only one story **(G)** but this could instead be a two or three story area which is still shielded from view behind the front portion of the building.
- 2.8 Large areas of blank wall should be avoided, or should be reserved for the side or rear of the facility whenever possible. If they cannot be avoided, design accents such as pilasters or other facade articulations can help to reduce the overall scale appearance. **(H)**
- 2.9 Special design elements which help to articulate the facade help to further reduce the overall building scale. Articulations of the facade or breaks in the roofline help to define different masses and reduce the scale. **See also "Fenestration".**
- 2.10 The use of covered porches and similar recessed front entry areas is encouraged to help create a more human scale appearance to the building. These also help to draw attention to the point of entry and provide shelter from the rain and snow. Porch areas should not be used for outdoor merchandise display.

- 2.11** In lieu of a formal porch entry, a small canopy or awning over the main entry also helps to provide a pedestrian scale appearance.
- 2.12** The typical big-box retail structure can be seen here as a relatively featureless mass shaded in grey. **(A)** These structures usually have blank walls on most of the facades and are articulated only at the point of entry.
- 2.13** Large retail structures are encouraged to articulate their primary facade(s) with various design features to help reduce the overall scale of the building with the use of roofline articulation or mass divisions. **(B)** These can be used to highlight entry points, exits, specialty areas (such as a garden/landscaping center or auto service), customer pick-up zones, or separate places of business.
- 2.14** In between the main massing elements, a secondary level of scale reduction can be achieved with a smaller porch design. **(C)** In addition to creating a more interesting facade, this provides pedestrian shelter and helps to tie the facade together. In the case of multiple tenant plazas, these porch areas act as the front facades and entry points to smaller businesses.
- 2.15** The relative massing of the facade can be slowly broken down into progressively smaller elements. For example, the larger storefront elements **(B)** are supported on large piers. **(D)** These entrance elements frame smaller porches in between, which are supported on even smaller columns. **(E)** These smaller columns are scaled to the pedestrian, and use the smallest materials.
- 2.16** The front facade or entry areas may be designed to accommodate facade lettering where appropriate. **(F)**
- 2.17** The main facade **(A)** can be further enhanced with occasional variations in materials, such as the use of full brick or stone with cedar shakes. **(G)** The use of banding designs (continuous horizontal stripes) across large areas of facade is not allowed.
- 2.18** Smaller scale materials should be used on these front facade massing elements whenever possible.
- 2.19** The size, scale, motif and use of materials for the front facade design should be kept consistent across the facade in order to tie the entire composition together. The use of a variety of design styles across the facade is not recommended.

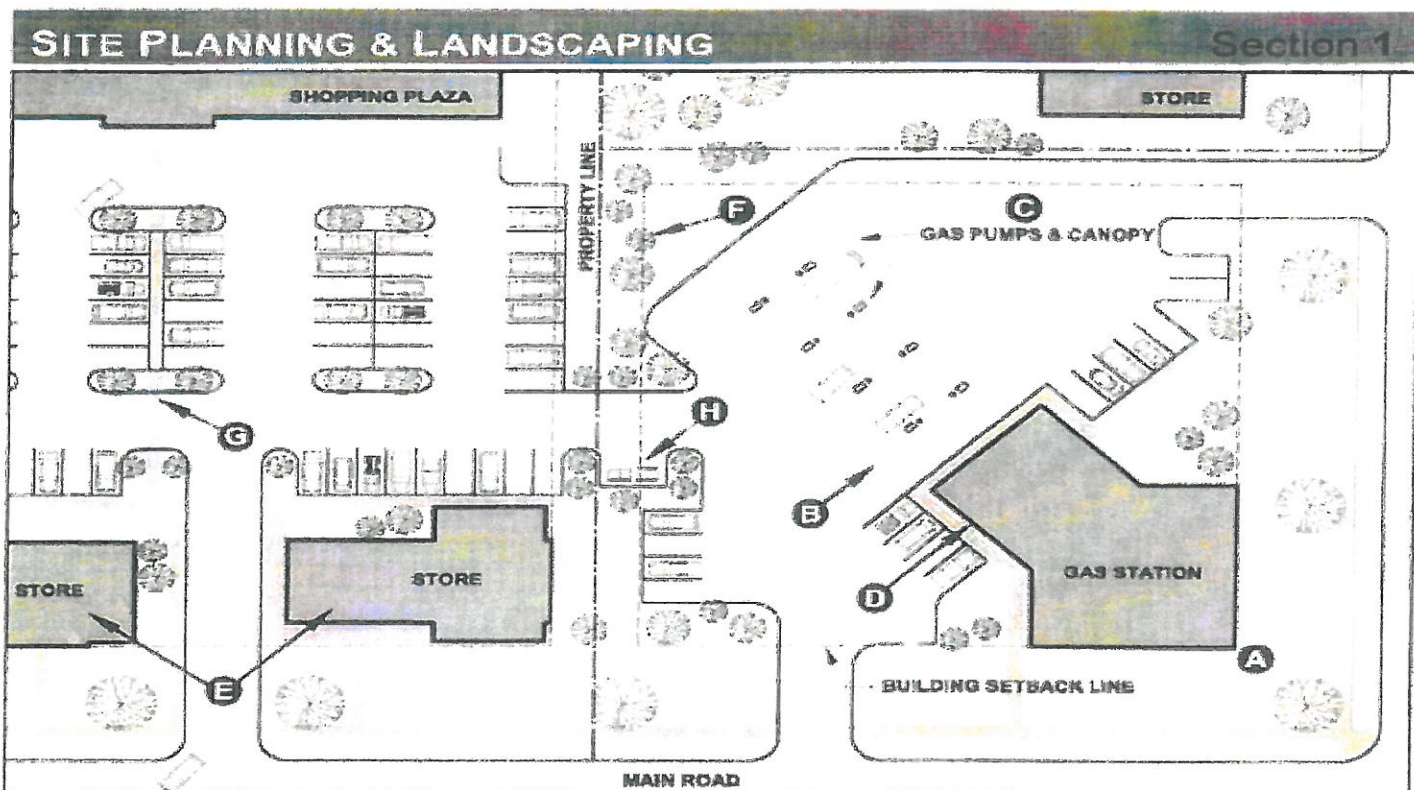
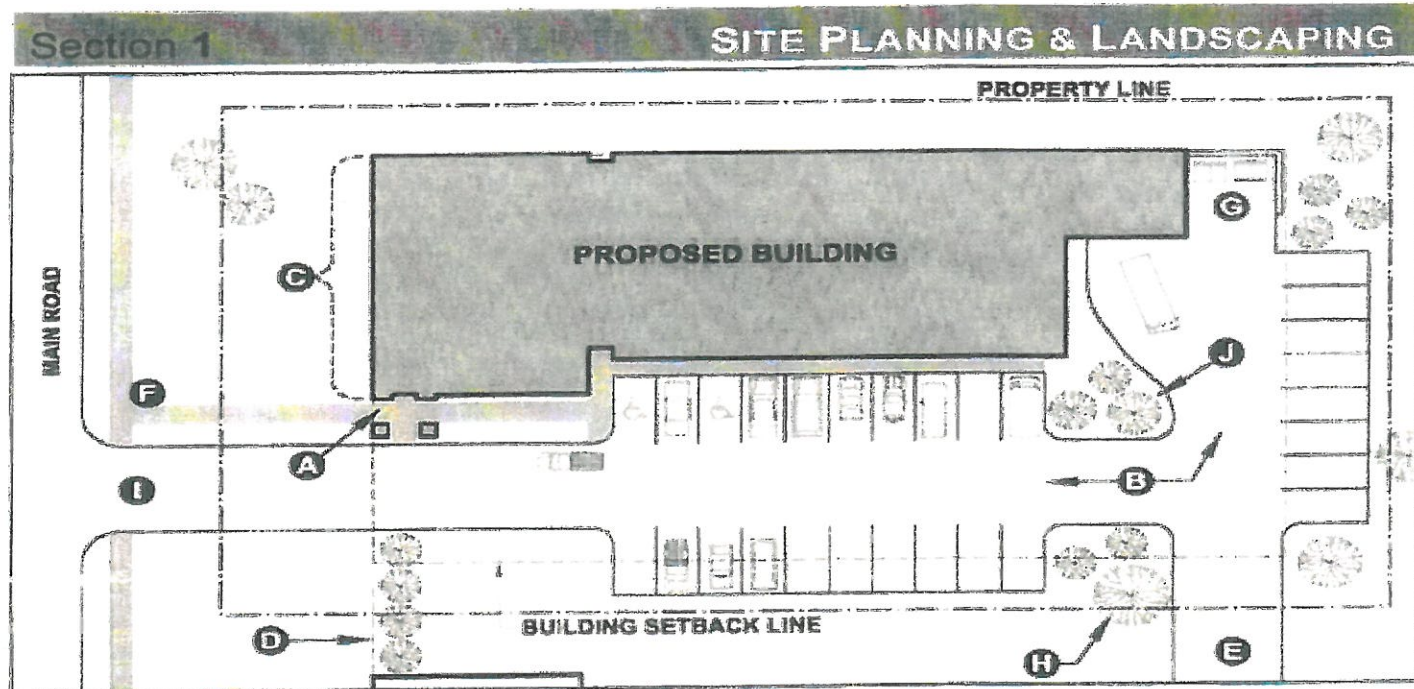


Figure 2: Redefining The Edges. Corner lots are especially important in defining the street. Special attention should be paid to bringing the building mass all the way out to meet the corner. Large shopping plazas should also attempt to infill the front of their lots with new commercial space to take advantage of the road frontage.

SCALE & MASSING

Section 2

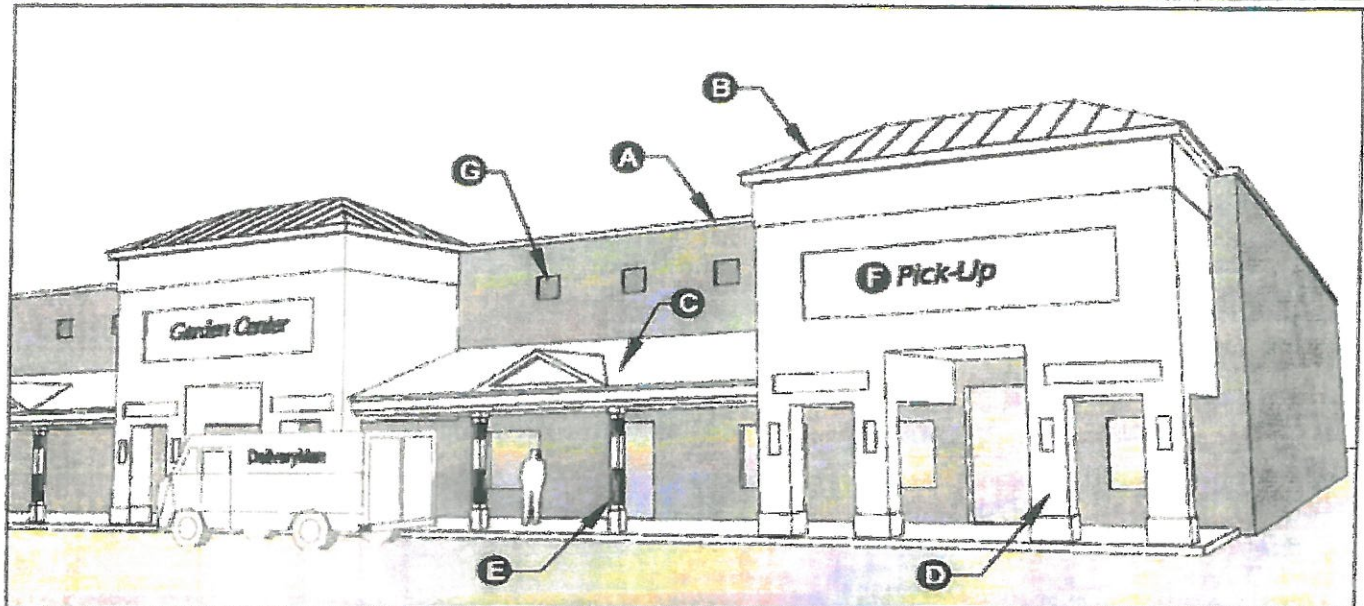


Figure 4: Alternate Design For Big-Box Retail. By articulating the façade of a typical Big Box retail store with different massing elements, you can help to give a smaller scale appearance to an otherwise featureless mass.

Section 2

SCALE & MASSING

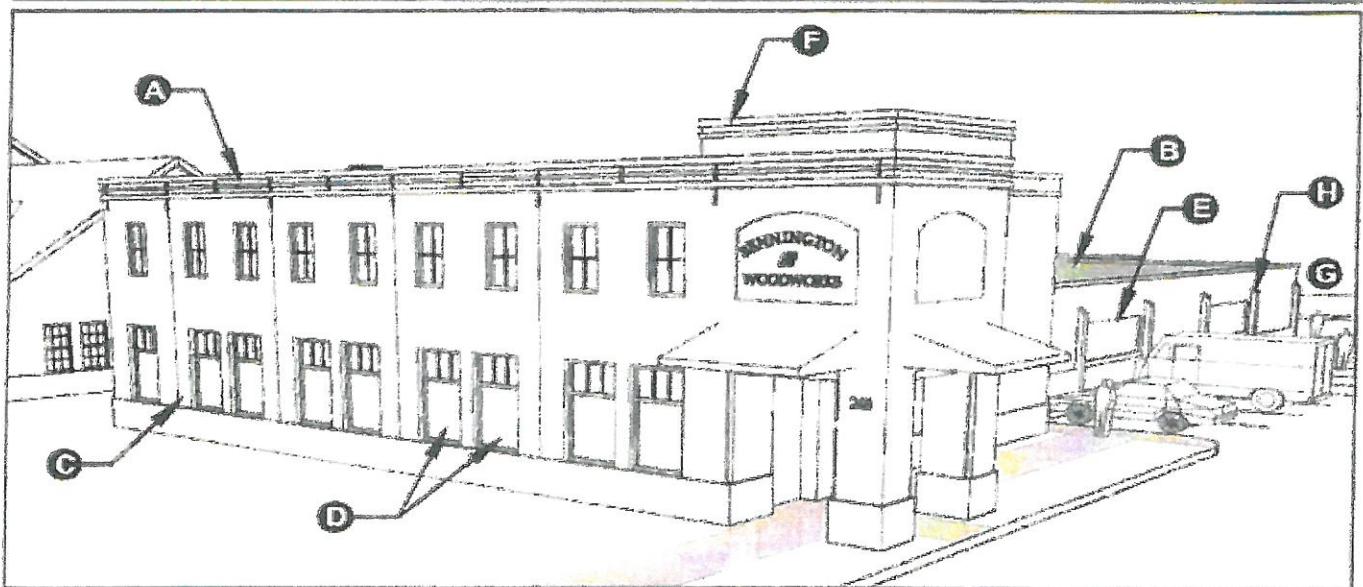


Figure 3: Breaking Up The Masses Helps Reduce The Scale. Dividing the building volume up into a variety of shapes helps to reduce the perceived scale of the architecture and allows placement of the more important volumes up near the front of the site.

BUILDING HEIGHT AND ROOF DESIGN

- 3.1** The tallest facade of the building should face the street, stepping down in back if necessary.
- 3.2** The roof of the building should be in keeping with the scale of the structure itself. Overly large, bold or “inflated” roof and fascia designs are discouraged.
- 3.3** Flat roof structures should be capped by an articulated parapet design which acts as a structural expression of the building facade and its materials. **(A)** Fake roof fronts, built-out roof frames and similar applied designs are not recommended.
- 3.4** Subtle variations which help to differentiate the “base,” “middle” and “top” of the structure are encouraged. **(B)**
- 3.5** Sloped roof structures are encouraged to maintain a pitch between 6:12 minimum and 12:12 maximum slope on all primary roof areas. (Not including dormers, entry canopies or similar elements.) Mansard and shed roof designs are discouraged.
- 3.6** Buildings with sloped roofs are encouraged to employ the use of dormers and gables along the front to help maintain a prominent facade when feasible. **(C)** These also help to divert rainwater and snow away from doorways.
- 3.7** Buildings with sloped roofs are encouraged to provide roof overhangs between 10” and 18” deep. **(D)**
- 3.8** Subtle breaks and fluctuations in the roofline are encouraged to highlight important areas of the building (such as the entry) and break up longer runs of facade/roof areas. **(E)**
- 3.9** Air handling units, condensers, satellite dishes and other equipment placed on the roof should not be visible from the street, and instead should be screened by building elements to they are shielded from sight. **(F)** In addition, roof mounted equipment shall be visual minimized with painted colors and finish complimentary to the overall building design.
- 3.10** The roof of a structure should be designed so as to divert the fall of rain and snow away from pedestrian areas such as walkways and doors. The use of canopies, awnings or similar protective designs are also encouraged at entry locations. **(G)**

Section 2 BUILDING HEIGHT & ROOF DESIGN

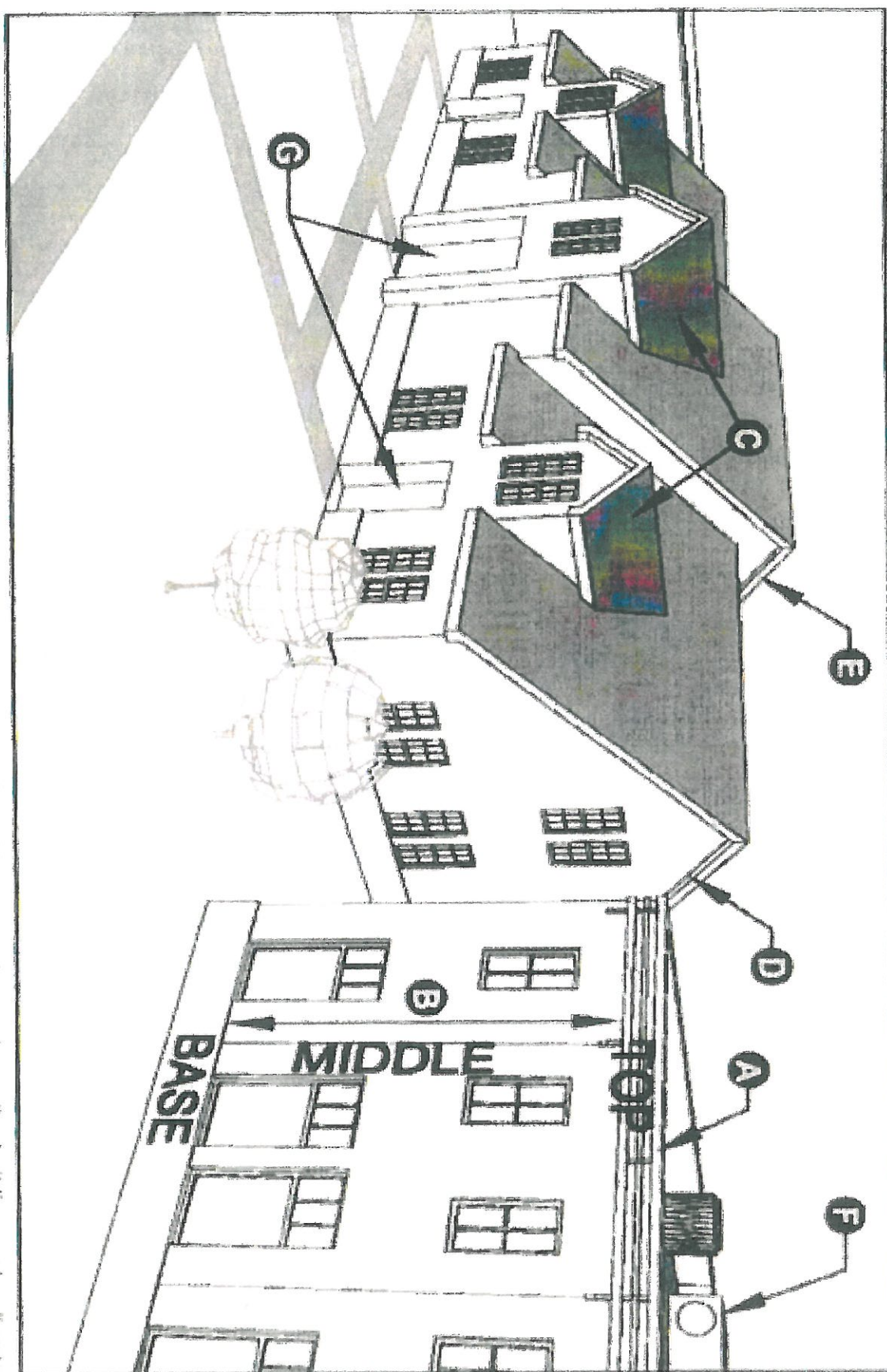


Figure 5: Different Roof Configurations. A well designed building roof provides screening, reduces the building scale, diverts the fall of rainwater, highlights important areas and creates a graceful "cap" to the structure, among other things.

SITE PROPORTIONS

- 4.1 The proportions of design elements such as windows, columns or bay spacing should be kept as consistent as possible on the facade. In this example, the windows on the second floor have the same width to height ratio as the windows on the first floor. **(A)**
- 4.2 Proportioning systems also can be very effective in guiding other design characteristics of the facade. Here, the same width to height ratio of the windows was used to determine the proportions of many other features. **(B)**
- 4.3 The use of vertically proportioned elements (elements which are generally taller than they are wide) is encouraged to help give the building a taller, lighter and more stately appearance. Strong horizontal influences such as large fascias or banding designs are discouraged, or should be adequately balanced with vertical elements. **(C)**
- 4.4 The proportion of structural elements such as posts or columns should be appropriate to the weight they appear to be carrying. Columns which support larger masses, such as upper floors, generally have a low width to height ratio. (For example, 1:5) **(D)** Columns supporting lighter elements such as a porch roof generally have larger ratio. For example, 1:15) **(E)** These relative proportions help balance a facade visually.

PROPORTIONS

Section 4

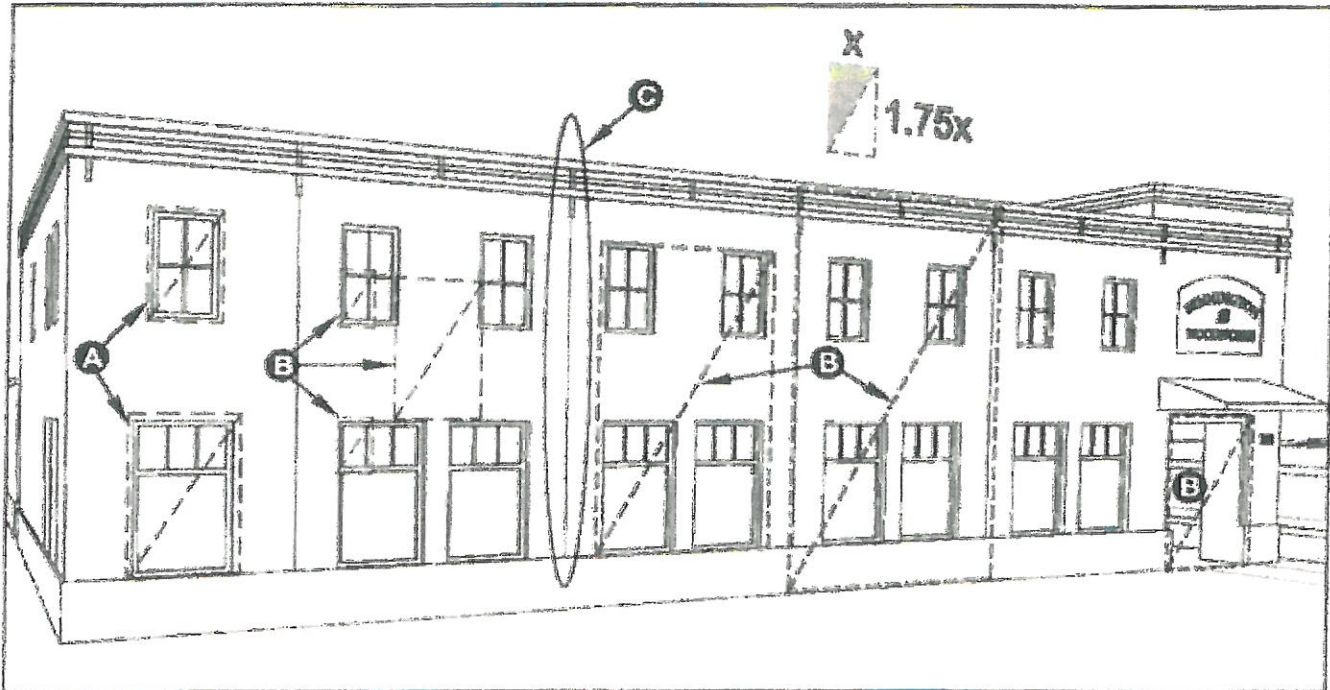


Figure 6: A Consistent Proportioning System. Many of the façade characteristics of this building are determined by the same width to height proportioning ratio (1:1.75). This can help to visually balance and tie the building together.

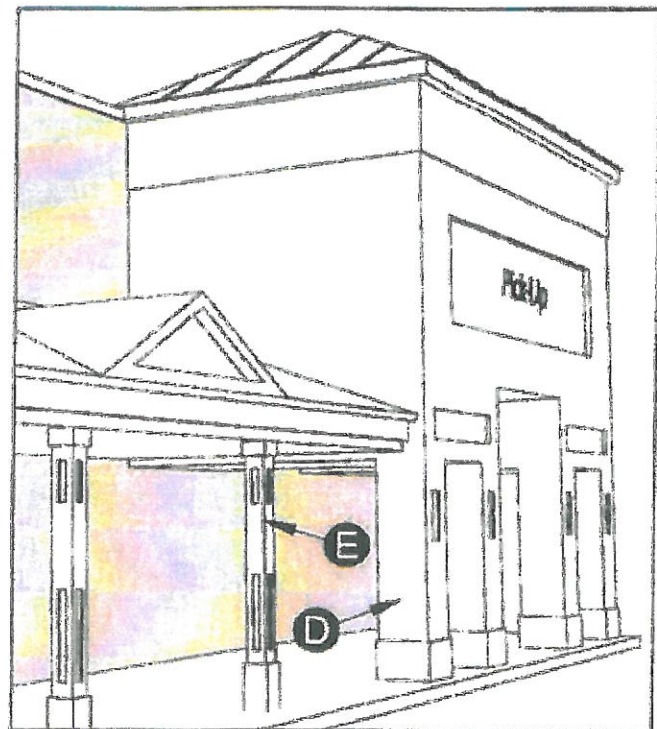


Figure 7: Relative Column Proportions. The thickness of the column or pier should reflect the amount of weight it appears to be carrying.

SITE FENESTRATION

- 5.1 Articulations in the plane of the facade are encouraged to create an interesting design, reinforce rhythms and cast shadows. **(A)** Very flat facade designs are not recommended.
- 5.2 Typically, the most fenestration is found at the first floor level near pedestrian areas. Here, the use of larger openings and increased depth is encouraged. **(B)** This creates a more open and inviting area.
- 5.3 In a building of two or more stories, the upper floors typically would have decreasing levels of fenestration. Here, smaller openings and less depth is usually found compared to the first floor. **(C)**
- 5.4 Openings in masonry buildings should express a structural lintel or arch to express how it is carrying the weight above. **(D)** Likewise, door and window frames can also use a wider trim at the head than is used on the sides to achieve the same visual effect.
- 5.5 The primary entry to a building is the best place to be creative with the use of depth in a facade. The added depth and articulation help to draw attention to the entry and highlight it as an important place. **(E)**
- 5.6 The use of facade articulation such as expressing the structural bays of the building with pilasters or other detailing can be useful in animating an otherwise blank area of wall. **(F)**
- 5.7 In non-pedestrian areas, such as the side or rear of the building, an increased level of fenestration is not as important, and can be scaled down if desired. **(G)**
- 5.8 The use of porches, colonnades, canopies or awnings is encouraged as a way of introducing shadows on a facade. **(H)**

Section 5

FENESTRATION



Figure 8: Fenestration Is A Measure Of The 3-Dimensional Depth Of A Façade Created By Fluctuations Or Openings In A Wall. Recesses such as archways or deep windows are two examples of fenestration. They help to give a façade a more 3-dimensional appearance by casting shadows and creating a visual contrast.

SITE MATERIALS AND COLORS

- 6.1 Smaller scale, natural materials are encouraged whenever possible, especially on the front facade and near pedestrian areas.
- 6.2 When using more than one material on a facade, it is recommended to have one as the dominant theme with the others acting only to compliment or accentuate the design. In this example, the main brick facade is accented with the use of special granite at the base, with matching granite lintels. **(A)&(B)** This helps to tie the design together and provides a visual base for the building to rest on.
- 6.3 Special patterns included in the facade or roofing material every now and then can help to create a more lively and interesting design, and are encouraged. **(C)**
- 6.4 When making a transition from one material to the next, it is recommended that the change occur at a hard edge or "bump-out" in the facade. This helps to create a surface for the first material to terminate into before the second one begins. **(D)**
- 6.5 When using multiple colors on the exterior of the building, only one color should be used as the main theme, with the other colors used more sparingly to create accents or division elements to break up long linear runs of material. **(E)**
- 6.6 The main color theme should typically be of a natural, muted shade. Brighter, more vibrant colors such as red or yellow should generally be reserved only for minor accents and highlights only, and should be used sparingly. No florescent colors shall be used for either primary or accent colors.

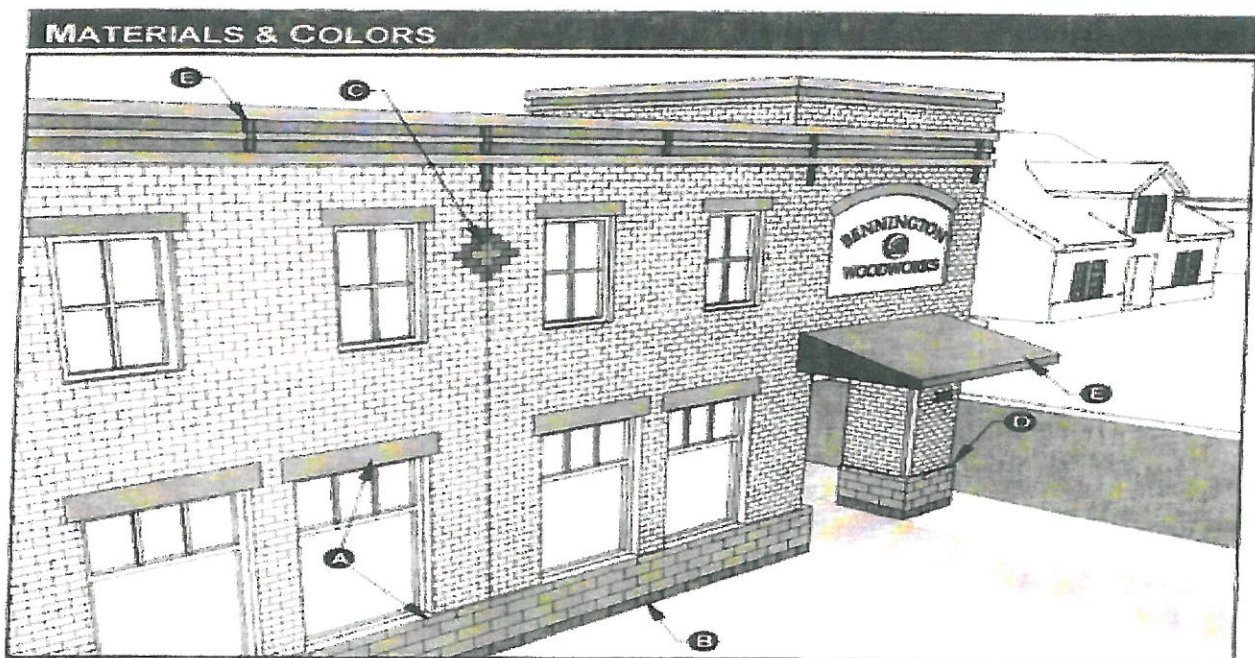


Figure 8: Smaller Scale Materials. The use of smaller building materials is recommended to help give the structure a more pedestrian scale.

Table 1: Recommended Materials Chart. The following chart is intended as a guide to the materials most and least preferred for use within the Town Center. It is not intended to be comprehensive. Actual exterior materials and colors should be approved by the Town. Materials listed in the "Not Recommended" column, or materials not specifically listed in this chart, may be considered, but are subject to review by the consulting Architect, as well as approval by the Barrington Planning Board to ensure appropriateness to the vision of the Town Center

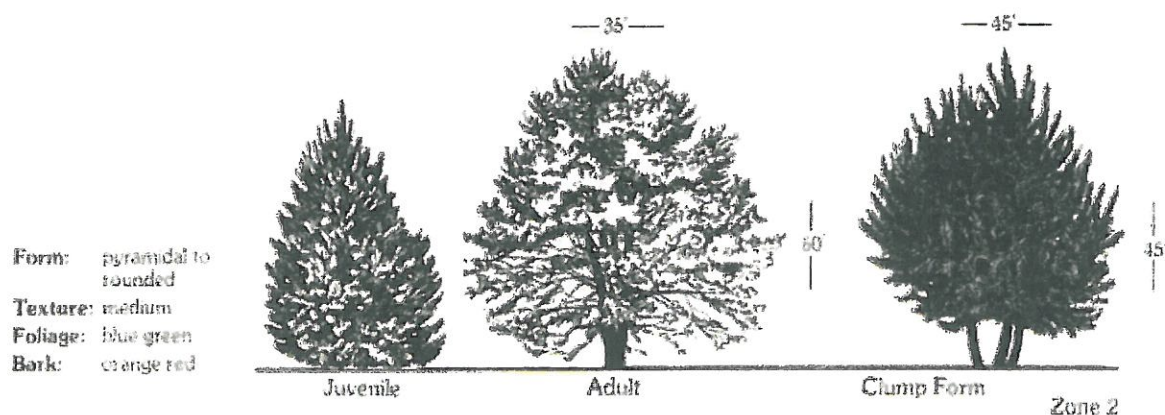
ELEMENT	RECOMMENDED	NOT RECOMMENDED
Facade		
	Common Full Red Brick	Multi-colored Brick
		Imitation Brick Siding
		Plain (bare) Concrete Masonry Units
		Metal Siding
		Exterior Insulation Finish Systems
		Concrete Block (colored, textured or split face)
	Limestone & other Natural Stone	Imitation Stone
	Wood Clapboard	Asphalt Siding
	Wood Shingle (Red or White Cedar)	Imitation Shingles (plastic/vinyl)
Trim		
	Wood (painted or stained)	Bare Wood
	Finished Grade	Lumber Grade
	Cellular PVC Trim Board (Azec, Vesatex)	Aluminum
Windows		
	Anodized Aluminum Frame	
	Approved color	
	Wood Frame	
	Painted or stained approved color	
	Vinyl Clad	
	Expressed Lintels (over openings)	Steel Plate or Angle
	Brick	Colored Concrete
	Limestone	
	Granite	
	Clear, Etched or Frosted Glass	Mirrored Glass
Roof		
	Natural Slate	Vinyl slate
	Standing Seam Metal	
	Small Seam Width, Approved Color	
	Asphalt Shingles	
Other		
	Canvas Awnings	Plastic Awnings
	Walkway Pavers/Sidewalk	Asphalt Walkways
	Stamped or Poured Concrete	
	Brick or Colored Paving Stone	

APPENDIX A	
SPECIES	HIGHLIGHTING CHARACTERISTICS
<i>Acer rubrum</i> (Red Maple)	Excellent street planting tree
<i>Acer saccharum</i> (Arrowhead Sugar Maple)	Dense branching, great summer color and a strong central leader
<i>Fraxinus Pennsylvanica</i> (Patmore Green Ash)	Excellent street tree that very hardy and versatile. Very tolerate of extreme cold and dry conditions
<i>Carpinus Betulus Fastigiata</i> (European Hornbeam)	Columnar growth pattern and interesting branch formation works well landscape esplanades
<i>Acer campestre</i> (Hedge maple)	A smaller maple with an open growth habit which compatible with overhead utility lines. Tolerates dry, adverse conditions and recommended street tree.
<i>Pyrus calleryana</i> (Flowering pear ... Aristocrat, New Bradford & Chanticleer var.)	These street trees are cultivated for outstanding form, exceptional fall and clean glossy green foliage. An excellent street tree and for group planting usage
<i>Quercus robur</i> (English Oak)	Tolerant of a wide range of soil pH's. Easiest of the oaks to transplant and retains foliage late into the fall season.
<i>Platanus acerifolia</i> (London Planetree . Bloodgood Strain is best)	Tolerant of most car pollutant conditions and "Bloodgood" selection is most resistant to anthracnose. Great street tree or specimen planting. Allow ample room to grow.
<i>Tilia cordata</i> "Greenspire" (Greenspire Linden)	Ideal uniform street tree, especially for group planting usage with ample space or mass plantings to create a screen. "Greenspire" has a strong upright growth habit.
<i>Malus baccata</i> (Siberian crabapple)	This strain is particularly resistant to salt damage. It is a large, very hardy, white flowering Crab
<i>Malus</i> "Pink Spire" (Pink Spire crabapple)	Clean foliage and large flowers make this one of the best upright flowering crabs. Suitable for narrow locations and street tree usage.
<i>Malus</i> "Snowdrift" (Snowdrift crabapple)	Outstanding white flowered crabapple with clean , dark green foliage and persistent, small fruit.
<i>Pinus nigra</i> (Austrian Pine)	Excellent coniferous tree for specimen, screen or windbreak usage. Extra deep green needles.
<i>Crataegus phaenopyrum</i> (Washington Hawthorn)	Disease and insect resistant. Glossy green foliage and a very effective barrier screen (note: thorny & showy fruit)
<i>Cornus kousa</i> (Kousa Dogwood)	Valued for strong landscape form. White pointed bracts are very showy against foliage. Bright strawberry like fruit in the Fall.
<i>Hammamelis Virginiana</i> (Common witchhazel)	Very hardy, free form and natural addition to the landscape, especially in large groupings. Very fragrant yellow blossoms in late winter/early spring.
<i>Buddleia Davidii</i> (Butterfly Bush)	Amazing small shrub that is tolerant of dry conditions and works effectively in tight groupings on protected edges

APPENDIX A

Pinus sylvestris

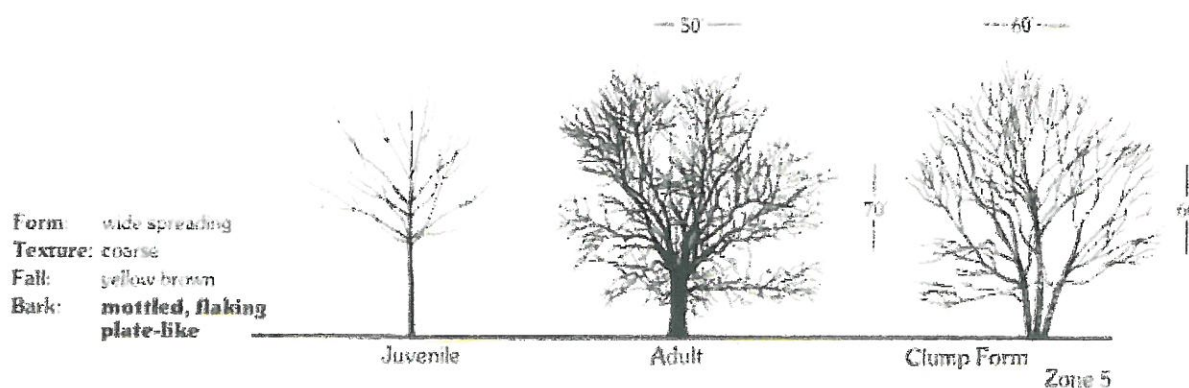
Scotch Pine



The Scotch Pine develops a very picturesque form with age. It is a long lived plant if given ample room to grow. The French Blue strain is the most handsome and compact strain. Use for screening and naturalizing.

Platanus acerifolia 'Bloodgood Strain'

London Planetree



The London Planetree is tolerant of urban conditions, and we have found the 'Bloodgood' selection to be the most resistant to anthracnose. The clump form is very graceful, and the mottled bark showy in all seasons. Landscape usage includes street tree, specimen and grove plantings. Allow ample room.

***Acer saccharum* 'Arrowhead'**

Arrowhead Sugar Maple

Form: upright pyramidal
Texture: medium
Fall: yellow-orange

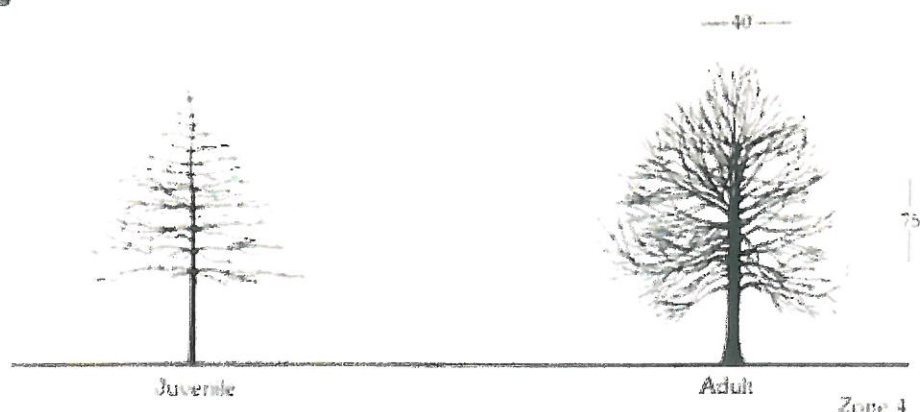


'Arrowhead' perfectly describes the habit of this selection characterized by dense branching, good summer color, and a strong central leader.

Quercus palustris

Pin Oak

Form: pyramidal
Texture: medium
Foliage: glossy green
Fall: scarlet

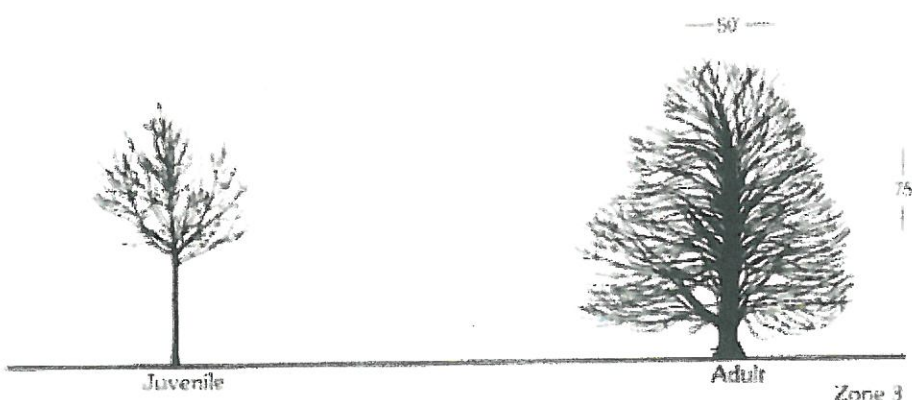


An excellent specimen with pendulous lower branches. Prefers acid soil.

Acer saccharum

Sugar Maple

Form: rounded, oval
Texture: medium
Fall: yellow-orange



The mature Sugar Maple is an excellent specimen. Especially effective in creating a rural sense of character. Good drainage is essential to survival. This specimen is not pollution or salt tolerant. Contrary to popular opinion, Sugar Maples are vigorous growers when provided proper site conditions.

APPENDIX B

Impact on Public Views, Natural Site Features and Surrounding Environment

Recommended

Service entrances, loading docks, dumpsters and ground-level mechanical equipment located away from public entrances and screened from public views and scenic views.

Rooftop mechanical equipment and structures screened and disguised by roof features, and set back from roof edges.



Generous and extensive landscaping, including landscaping within parking areas.



Not Recommended

Services placed with disregard for scenic views, adjacent sites or public places.

"Rooftop clutter:" HVAC units, satellite dishes and antennas, and other rooftop structures which are visible from the street or other public places.



Parking areas without generous and extensive landscaping.



Impact on Public Views, Natural Site Features and Surrounding Environment

Recommended



Underground utilities or relocation behind buildings, if possible.

Not Recommended



Utility poles that dominate the view of the street and buildings.

Rooflines and Height

Recommended

Pitched roofs, or the appearance of pitched roofs, which overhang the wall plane, unless inconsistent with historic design upon which the building is based.



Articulation at roof edge: cornices, overhangs, balustrades, bracketed eaves, parapet walls.

The height of any proposed alteration should be compatible with the style and character of the building, structure or site being altered and that of the surroundings.



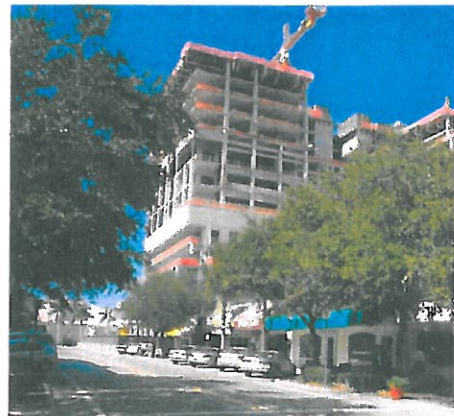
Not Recommended

Pseudo roof applications, flat roofs or the appearance of flat roofs on one story buildings.



Simple, straight intersection of roof and wall planes.

Buildings that are noticeably shorter or taller than surrounding buildings creating a "saw tooth" effect.



Building Orientation and Placement on Site

Recommended

Buildings oriented to the street respecting both pedestrian and automobile traffic, with front and rear access where possible.



Buildings that respect and relate to the siting of adjacent structures.



Front lawns should be maintained in districts where front yards are traditional.



Not Recommended

On-site vehicular traffic patterns which conflict with pedestrian traffic patterns.



Buildings sited without regard to the site placement of neighboring buildings.



Parking in front of buildings with limited landscaping.



Architectural Style, Design Quality, Form and Mass

Recommended

Designs that respect, reflect reference, adapt and interpret the local commercial, industrial, and governmental architectural styles of the late 1700s to Early 1900s and design themes found in Southern New Hampshire and around New England.



Design details that are consistent with the overall style and proportion of the building design.



Franchise Architecture that adapts to local styles and settings.



Not Recommended

Designs which are inappropriate in relation to the traditional, regional architectural heritage and character.



Standard "stock plan" buildings unless consistent with these standards.

Design that is inconsistent in terms of size, scale, design motifs, and relationships between buildings, streetscapes, and landscape features.

Franchise architecture that uses a standard style and site plan regardless of local traditions.



Inappropriate adaptive reuse of existing buildings that contribute to the traditional development patterns and setting of the district.

Building Lines, Configuration, Arrangement, Rhythm, Proportion, and Fenestration

Recommended

Building features are in balanced proportion to the building as a whole.

Large buildings use of interruptions and variety in wall plane. Examples include but are not limited to offsets, recessed entrances, arcades, covered walkways, awnings and canopies, multiple entrances, roof overhangs, shadow lines, courtyards, and balconies.



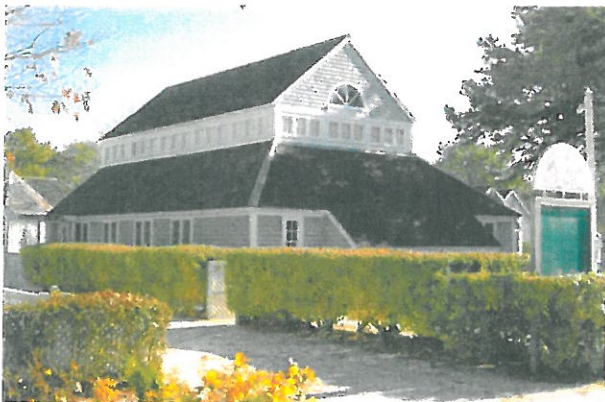
A rhythm of door and window openings, which reflects the integrity of architectural design of the building.

Vertical emphasis in window openings.

Windows and doors that are consistent with the architectural design. Encourage projecting sills, lintels and/or crowns that define window openings.

Individual window openings, separated by areas of building wall.

Any large areas of glass are broken up by vertical design elements such as mullions, columns, framing members.



Not Recommended

One element or design feature dominates the building design

Large, uninterrupted expanses of wall surface; long areas of unrelieved, monotonous wall surfaces adjacent to the street. Flat wall planes, especially for front facades.



Irregular spaced or randomly placed openings that are primarily related to internal functions rather than exterior design considerations.

Horizontal windows on lower stories.

Horizontal windows on upper stories.

Reflective or mirrored glass.

Small window openings at ground level.

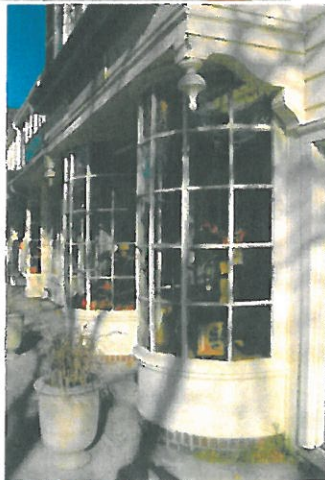


Building Facades and Street-Level Storefront Design

Recommended

Permeable facades that promote pedestrian interest.

First floor façade is differentiated from upper stories and oriented toward pedestrians, with large window areas facing the sidewalk.



Not Recommended

Long, blank walls facing the sidewalk.

First floor undifferentiated from upper stories in terms of height, window size and façade treatments.



Storefronts that do not contribute to the pleasing scale features of the building.

Storefronts that do not encourage community integration by featuring characteristics similar to the front façade.

Entrances and Orientation

Recommended

Front entrances as the primary pedestrian and street entrance.



Rear and side entrances from alleys and parking areas, where rear parking is used.



Not Recommended

Doorways that are not prominent features on the primary side of the building.



Rear entrances that are located directly adjacent to loading docks, dumpsters, storage thus discouraging public use.



Deck, Balconies, Terraces and Porches

Recommended

Balconies, decks, and porches oriented toward the street or common open space



Railings made of turned spindles, posts & rails, consistent with the design of the building



Not Recommended

Balconies, decks, and porches that are inconsistent with building and setting.



Railing elements (other than square spindles) made of stock dimensional lumber.



Porches, terraces and decks that are not contributing attributes to the public streetscape and vitality of the district.

Large New Buildings

Recommended

Use facade divisions, such as building jogs, architectural detailing, and changes in surface materials, colors, textures and roof lines. Uninterrupted facades should not exceed 50% of the building wall, and in no case should exceed 1,000 feet in length. Ground floor facades that face public streets should have arcades, display windows, entry areas, awnings, or other features along no less the 60% of their length. All facades of a building which are visible from public streets should feature characteristics similar to the front facade.



Expansions or alterations that include renovations that result in a building that more closely embodies the standards for new construction.



Screen rooftop and ground-level mechanical equipment from public view. Use architectural features and details such as porches, awnings, columns, towers, turrets, skylights and arches, to create interesting buildings.

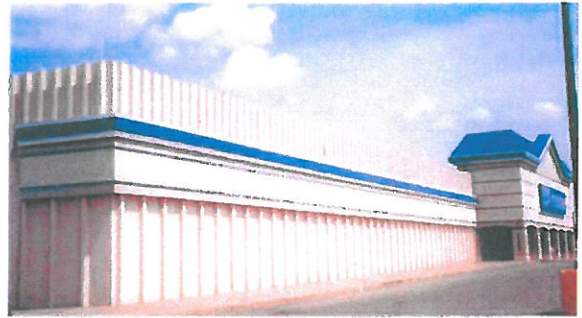
Avoid long unbroken expanses of roofs though use of dormers, skylights, chimneys and changes in ridge line.

Make door and window openings proportional to facade length and height. Create a sense of entry into the site and into major businesses within the site through landscaping, facade treatment and signage.

Screen areas for outdoor storage, truck parking, trash collection, loading and other such uses from view of abutting properties and streets.

Not Recommended

Long unbroken expanses of walls



Expansion or alteration of existing structures that do not embody standards for new construction unless compatible with existing structures.



Little or no architectural features incorporated

Exposed roof mechanicals

Poor or limited window placement and openings

Limited or no screening of service areas.

Large New Buildings

Recommended

Harmonize the location, size, material and lighting of signs with the building design.



Not Recommended

Lack of coordination between building design and site amenities.

Large franchise buildings that do not adopt to local development patterns and styles but follow standard site plans.

Materials

Recommended

Natural materials, including stone, brick, wood, clapboard, cedar shingles, smooth or lightly textured stucco, or synthetic materials that present the appearance of these materials

Building materials differentiating design elements, consistent with the rhythm and proportion of the building design.



Roof Materials – Architectural grade composition shingles, wood shingles, slate or slate composite, standing seam metal roofs.

Not Recommended

Synthetic materials that are obvious imitations of natural materials.

Rustic or crude siding materials such as logs, bark, rough-sawn wood planks, coarse textured stucco, unfinished or split-face concrete blocks, etc.

Inappropriate mixing for the sake of variety alone; or monotonous use of a single building material.

Clay tile roofs, corrugated or vertically ribbed metal siding materials, or metal roofing installed with exposed fasteners.

Colors

Recommended

Colors that are complimentary in range and intensity, with attendant trim colors and accents.

Colors that are complimentary to those of surrounding buildings and signs.



Not Recommended

Colors which call attention to themselves by their color alone (hue, intensity, tone, contrast), whether used as base trims, or accent stripes.

Fluorescent or iridescent colors.



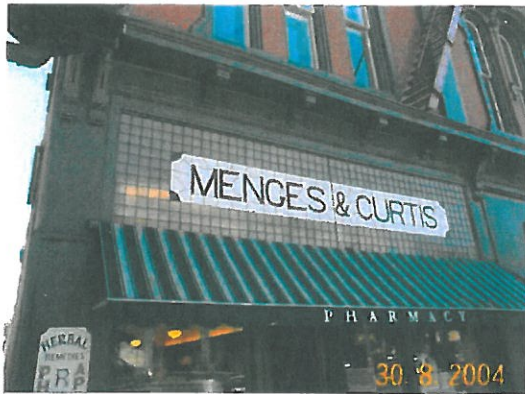
Awnings and Canopies

Recommended

Fabric awnings scaled and proportioned with building façade elements and functional in providing shade.

Arched awnings over the individual windows and as door canopies.

Signage on Valance of awning.



Not Recommended

Shiny or plastic awnings.

Backlit (internally) illuminated awnings.

Arched awnings with a long vertical surface ("waterfall") spanning the façade.



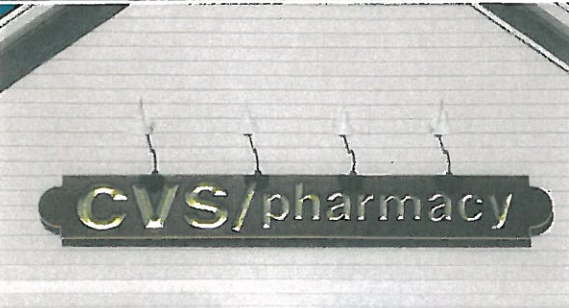
Gas Station canopies that are not consistent in style and color as the primary building and surrounding area.

Awnings that are a dominating feature of the building façade.

Signage

Recommended

Signs that are integrated with the architecture of the building and site on which they are displayed.



Not Recommended

Internally illuminated signs, except for individually illuminated channel letters or for properties.



Inappropriate displays in front of stores that serve as advertisements or signs.

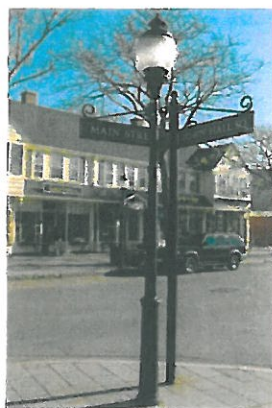
Signage that covers important design elements of buildings. Uniform signage for individual businesses in the same building.

Lighting

Recommended

Parking area lighting directed downward and illumination from multiple light sources.

Light fixtures that are compatible with the architectural style and other features of the building.



Not Recommended

Harsh or excessively bright lighting, inconsistent with lighting levels along the street and sidewalks and in public parks; or site or building lighting that spill light onto adjacent sites; spotlighting, "hot" or "dark" spots in site lighting.

Strip accent lighting or florescent tubes used as decorative elements on external building walls; portions of façade that are continuously internally illuminated.



Landscaping and Streetscape Treatments

Recommended



Incorporate existing and native materials in the landscape design as much as possible.

Not Recommended



Use of drainage materials or landscaping that is minimal and out of proportion with building and setting.

